

March 7, 2016

Ladies and Gentlemen:

I urge you to vote in support of the Rezoning Application submitted November 3, 2015.

I have four points, two pertain to the zoning application and the other two as an opportunity to put into the Public Record my thoughts behind my request for approval by your board.

City of Saint Marys – \$40,000,000 debt

- a. In 2007, the City of Saint Marys, was issued a loan in the form of bonds in the amount of \$43,695,000. This borrowed money was to improve the Point Peter Wastewater Expansion. [Without the expansion the City of Saint Marys would have been fined by the EPD] [Source: City of Saint Marys – City Clerk]
- b. In 2010, the amount of the bonds was \$41,455,000. [Source: City of Saint Marys – City Clerk]
- c. Currently the City of Saint Marys issues an average of 7,000 water bills a month. (Source: City of Saint Marys – Water Department – March 2016)

Simple division $40,000,000/7,000$ is \$5,715.00 per recipient.

Also, there are over 400 houses/lots for sale in the City of Saint Marys (Source: Zillow.com – March 2016) I submit these facts as part of the Public Record, because I feel strongly that many who have urged you to vote against this Rezoning Application are unaware of these.

For the record I applaud the City of Saint Marys for borrowing the money to prevent further pollution via wastewater and thereby avoid fines by the EPD [Environmental Protection Division – State of Georgia] In 1985, when I was in High School, I know the City of Atlanta paid \$10,000.00 a day fines for polluting the Chattahoochee with their wastewater and choose to pay the fines in lieu of fixing the problem.

Rezoning Application: Conservation Area Tract (MU)

[page 2] In Section 1-C third paragraph last sentence states “It is the intent of the PD zoning to preserve this natural resource as long as the wood storks are present on the property.” [page 9] Conservation Area Tract (MU) states “The purpose of this planning area is to provide a conservation tract to preserve wildlife habitat as identified by the wood stork colony known to exist on the property.

Permitted uses

- a. Wildlife Habitat
- b. Open Space
- c. Wetlands
- d. Utilities

When I first read the application I thought the words on page 2 should be amended to read “in perpetuity” in lieu of the phrase “as long as the wood storks are present”. However, page 2 is the introduction not the actual zoning change description as presented on page 9, which will remain unless a new applicant wants to submit another Rezoning Application.

My concern now is the use of utilities to run through the habitat area. I think percentage of the area (i.e. 10% maximum for utilities) will best protect the wildlife known to be on the property.

Many people have raised the valid concern that this will change Saint Marys. I believe it will for the better. However, as we cannot predict how much change will happen or how fast, I ask the following: What would London, England be without Hyde Park? New York City's Borough of Manhattan without Central Park and Atlanta's Midtown without Piedmont Park? I recommend amending the application as follows:

Permitted uses

- a. Wildlife Habitat
- b. Open Space (**maximum 25% of this MU area**)
- c. Wetlands
- d. Utilities (**maximum 10% of this MU area**)

One can easily see the wildlife section of the conservation area being encroached upon by open spaces and utilities. As stated by the applicant's environmental representative the wood stork does not like people. The percentages above allow 65% of the Conservation Area Tract (MU) to remain habitable by the wildlife that lives there.

Rezoning Application Restrictive Covenants.

There has been much discussion about Hazardous Waste entering the site. The only place in the application, I see, is in the **Restrictive Covenants** section, which would be passed down to future parties. I urge you to leave this as broad as possible, to allow the applicant to recruit as many potential candidates as possible. I am not a chemist but I have been involved multiple remediation projects, and it may be that some "Hazardous Materials" may be needed to remediate the current hazardous materials that exist on the site.

With that said I urge you to consider some language in this application to prevent unwanted material from being passed through or stored at the site. Please consider the verbiage: "no hazardous material" as defined by material that requires a Department of Transportation Hazardous Material Certificate to be passed through the site. That is enter through truck or rail or water and leave another way truck or rail or water."

I think many perspective candidates would be happy to know that such material will not be "passing through" the site where they have established their business.

Relevant Background: In 1992 I began my career in the Environmental Applications of Civil Engineering. I was working in South Carolina and passed by a closed cotton mill. Across the street from the closed mill was a pond. It had a chain link fence around it and signs that said "no fishing – heavy metals present". I saw people were fishing with their children. I later learned people were eating what they caught. There was no mill to provide jobs, or the money for clean-up, so they ate the fish. The blessing is Saint Marys has a many healthy waters from which to fish. But without the money that industry brings clean-up is cost prohibitive and unwanted – see below.

Past Mill Site Clean-Up Efforts

In 2007 The City of Saint Marys held a special election. This was held to offer the residents of the City of Saint Marys the opportunity to pay \$25,000,000.00 in clean-up costs for the Mill site.

Apparently this is the figure Landmar determined would be required to remediate. The residents of Saint Marys declined the offer. Landmar declared bankruptcy shortly after. There are at least three ponds on the site, one was used by the paper mill for borrow fill which found ground water and is where the wood stork rockery remains. The other two are much larger and have the contaminated water which caused the site to be labeled as brownfield. The animals do not know this and if the contamination remains untreated, the animals will continue to be exposed to this, as well as the people.

I thank you for your time and consideration.

I am respectfully yours,

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